

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	14500 Montevideo Road, Poolesville	Meeting Date:	10/11/2023
Resource:	Master Plan Historic Site Montevideo, M:17/58	Report Date:	10/4/2023
Applicant:	Knight Kiplinger	Public Notice:	9/27/2023
Review:	Preliminary Consultation	Tax Credit:	No
Permit Number:	1042853	Staff:	John Liebertz
PROPOSAL:	Construction of new single-family dwelling		

STAFF RECOMMENDATION

Staff recommends that the applicant follow any recommendations provided by the Historic Preservation Commission (HPC) and return for a second preliminary consultation.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Master Plan Site #15/52, Montevideo

STYLE: Federal

DATE: Ca. 1830

Excerpt from *Places from the Past*:

One of the finest Federal-era houses built in Montgomery County, Montevideo was built for a member of the locally prominent Peter family. Robert Peter, successful Scottish merchant and first mayor of Georgetown, owned a large tract of land in the Seneca area in the Revolutionary era. His grandson, John Parke Custis Peter, began the house in 1828, and completed it in 1830. He was a member of the Maryland House of Delegates (1828) and first president of the Montgomery County Agricultural Society (1846). John was the son of Thomas Peter and Martha Park Custis Peter, a granddaughter of Martha Washington, who lived at Tudor Place (1816) in Washington, D.C.

The design of Montevideo bears similarity with that of Tudor Place, which was designed by William Thornton, architect of the original U.S. Capitol. Thornton was a friend of the Peter family. The dwelling, constructed of Seneca sandstone, has two-foot thick walls and two sets of double internal end chimneys. Sheltered under an elliptical keystone arch, a fanlight surmounts the elegant doorway. Large Palladian-inspired three-part windows provide ample light for the center-hall, double pile dwelling. A small side-gable west addition built by 1936 was replaced in 1959 by the present three-bay addition with hipped roof echoing that of the main block. The name Montevideo relates to the view from the residence of Sugarloaf Mountain, 12 miles northwest. The property contains the Peter family graveyard, a smokehouse, and ice house. The barn was built in 1906, replacing the original stone barn. Since 1959, Montevideo has been the home of Mr. and Mrs. Austin Kiplinger [the property is presently owned by their son].

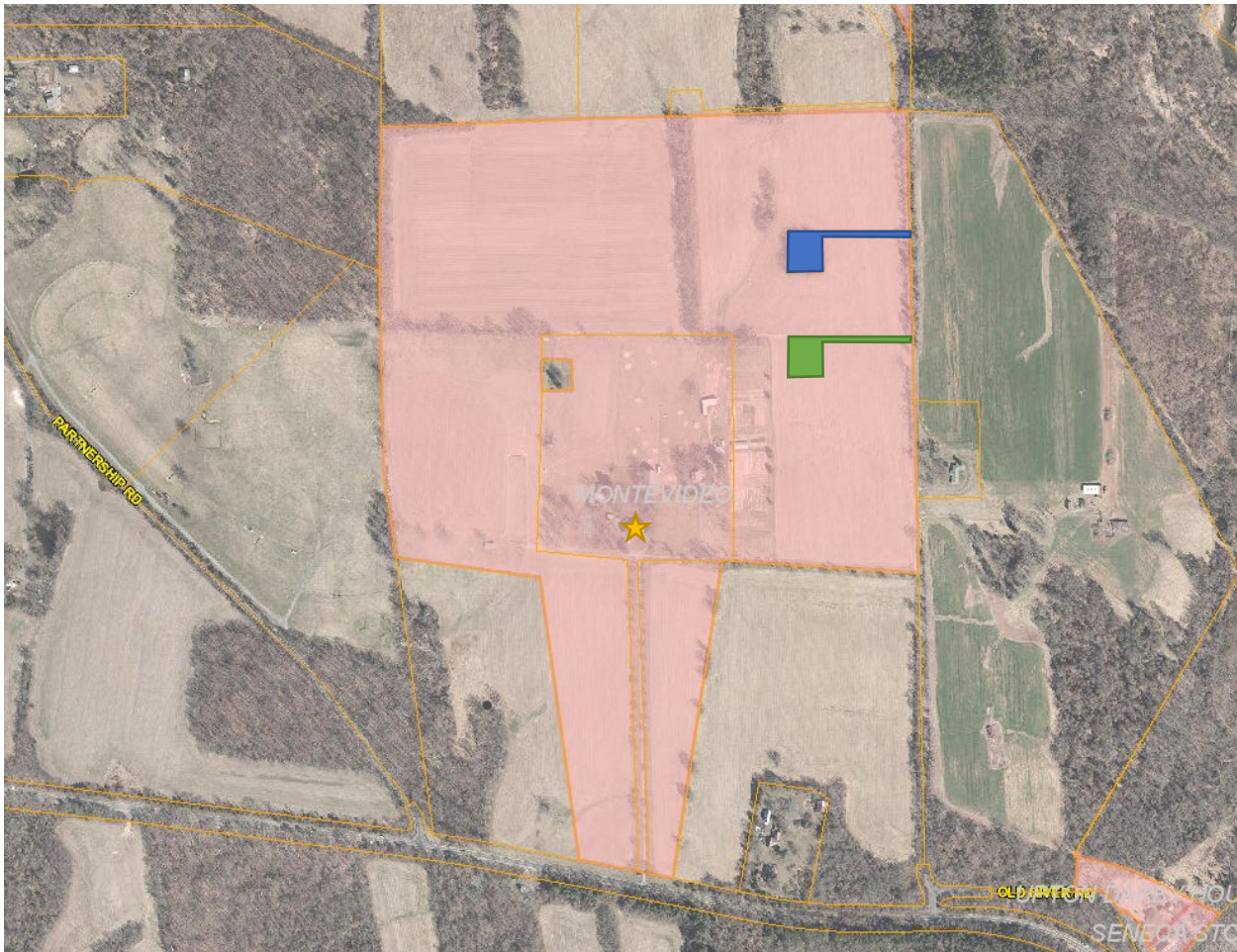


Figure 1: The area shaded red is the Montevideo Master Plan Historic Site. The yellow star is the location of the ca. 1830 house. The blue shaded area is the one-acre child lot (subdivided in 2008) as recorded by the Maryland State Department of Assessment and Taxation (SDAT). Historic Preservation Staff believes that the location has been incorrectly recorded by SDAT and should be at the green shaded area. This is where the applicant proposes to construct the new single-family dwelling.

PROPOSAL

The applicant proposes to construct a one-story, single-family dwelling on the child lot subdivided in 2008.

APPLICABLE GUIDELINES

The Historic Preservation Office and Historic Preservation Commission (HPC) consult several documents when reviewing alterations and new construction for Master Plan Historic Sites, including any relevant master planning guidance. These documents include *Montgomery County Code Chapter 24A (Chapter 24A)* and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these two documents is outlined below.

Montgomery County Code, Chapter 24A-8

The following guidance which pertains to this project are as follows:

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the

permit is sought would be inappropriate, inconsistent with or determinantal to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to ensure conformity with the purposes and requirements of this chapter, if it finds that:
- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.

Secretary of the Interior's Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The applicable *Standards* are as follows:

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

Property History

The subject property is in the Montevideo Master Plan Historic Site located at 16801 River Road, Poolesville. The site contains the Federal-styled house constructed by John Parke Custis Peter ca. 1830. Other contributing structures to the Master Plan Historic Site include but are not limited to the family graveyard, bank barn, smokehouse, icehouse, and other accessory outbuildings in the building core (Figure 2). The Historic American Building Survey documented the property in 1936 (Figure 2). There are no relevant Historic Area Work Permits (HAWP) associated with this property. In 1977, the National Park Service listed Montevideo to the National Register of Historic Places as part of the Seneca Historic District.¹



Figure 2: View of the façade of Montevideo, 1936 (top left) and 1990 (top right). Aerial view of Montevideo showing the ca. 1830 Federal-style house and early twentieth century bank barn, 1973 (bottom). Source: HABS, Montgomery Planning, and State Aerial Farm Statistics.

¹ For more information, see https://apps.mht.maryland.gov/Medusa/PDF/NR_PDFs/NR-505.pdf.

On March 24, 2007, the HPC reviewed the Preliminary Plan and provided recommendations to the Planning Board regarding the subdivision of the property per its advisory role. The meeting transcript from March 24th noted that the property owners proposed to subdivide the subject 179-acre property to create two child lots (the subject property within the environmental setting and a second one-acre lot outside of the environmental setting). Access to the two lots would be provided from separate driveways from Montevideo Road. A proposed house on the subject property would be approximately 900 feet northeast of the historic house and bank barn and about 40 feet lower in grade (*Figure 3*). The proposed house would be separated from the building core by a line of trees. The HPC agreed with the staff recommendation that the subdivision would not have any adverse effects to the historic site and requested that the new lot remain within the environmental setting for the commission to review any new construction and alterations to the landscape.²

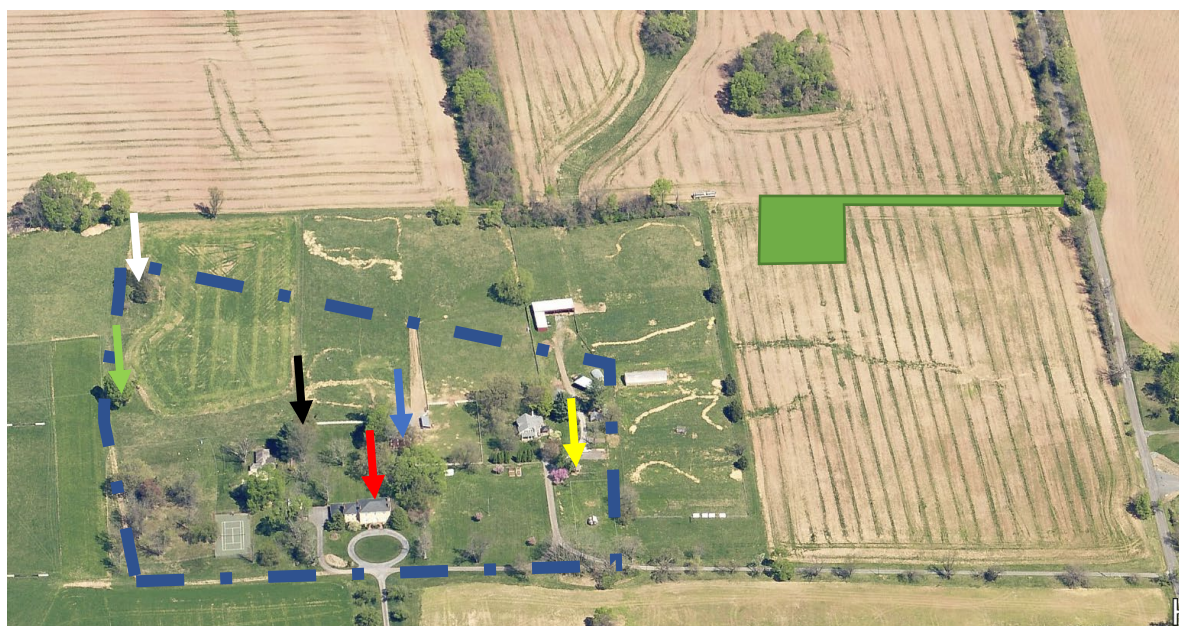


Figure 3: The area outlined (dashed) in blue is the historic building core based on available evidence. The red arrow points to the historic house, the blue arrow to the bank barn, the yellow arrow to the ice house, the black arrow to the smokehouse, the white arrow to the family burial ground, and the green arrow to an accessory outbuilding. The approximate location of the approved child lot where the new house would be placed is shaded green.

Record Plat 23859 (*Figure 4*) recorded on June 26, 2008, states the following relevant information:

- The lot shown hereon is being created under the Montgomery County Agricultural Easement Program for the use of the property owner and children of the owner. [The owners entered an agricultural preservation easement to preserve the agricultural capacity of 326 acres of the family's land in perpetuity.]
- Lot 1 is approved for a 5-bedroom house.
- The septic field B.R.L. is subject to change upon re-approval by the Montgomery County Department of Permitting Services, Well and Septic section.
- Lot 1 to be served by private well and sandmound septic system only.
- Lot 1 shown hereon is located within the environmental setting boundary of Master Plan Site #17/58, Montevideo. Any new construction and/or alterations upon said lot is subject to review and approval by the Montgomery County Historic Preservation Commission.

² Meeting Minutes of the Historic Preservation Commission, March 24, 2007, Montgomery Planning.

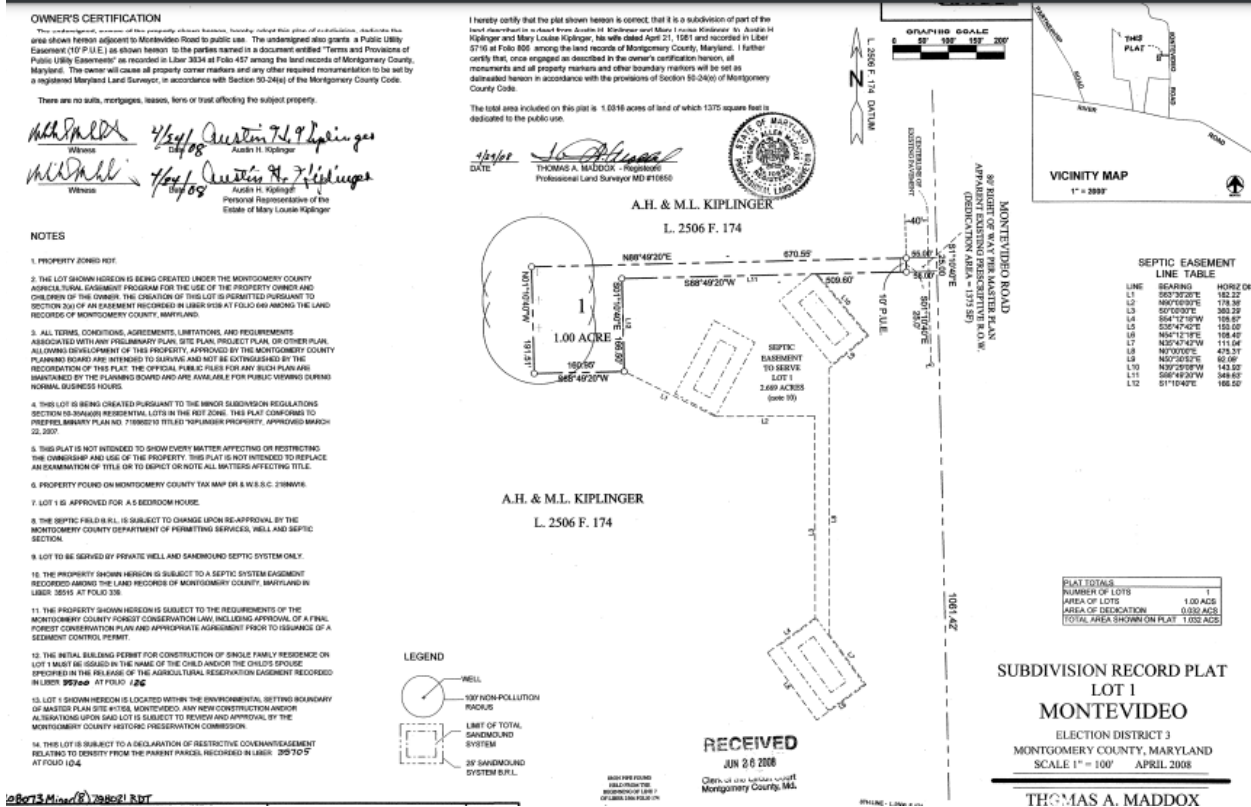


Figure 4: Record Plat 23859, 2008.
 Source: Maryland State Archives.

Proposal – New Construction on Lot 1

The HPC and Montgomery County agreed to the construction of a new house on Lot 1 in 2008. The property owner submitted documentation for a preliminary consultation with the HPC to discuss potential design options. The applicant noted that the proposed dwelling would be approximately 2,800 sq. ft. with 3 bedrooms—smaller than the approved 5-bedroom house for the lot per the record plat.

The HPC should consider and discuss the applicant’s overall conceptual approach. A useful point of reference is the “Sense of Place: Design Guidelines for New construction in Historic Districts” that outlines four different strategies for additions to historic buildings. These strategies comport with the *Secretary of the Interior’s Standards for Rehabilitation* and *Montgomery County Code, Chapter 24A Historic Resources Preservation*. The strategies are:

Literal Replication:

- Prioritizes compatibility with the historically significant architectural resources and minimizes differentiation between the old and new construction.
- Sustains the historic character of an existing setting but violates the proscription in the *Secretary of the Interior’s Standards* against the creation of a “false sense of historical development.”
- Requires the scale of the addition to be small when compared to the historic building.

Invention within a Style:

- Seeks not to replicate the original designs, but to add new elements in either the same or closely related architectural style.
- Intention is to balance differentiation and compatibility but weighted in favor of compatibility to sustain a sense of continuity in architectural language.

Abstract Reference:

- Correlates to a historic setting while avoiding literal resemblance or working in a historic architectural style.
- Seeks to balance differentiation and compatibility (particularly with respect to massing) but weighted in favor of differentiation.

Intentional Opposition:

- Strategy to oppose the historic setting and highlight architectural style through differentiation.

Staff finds that the most compatible strategy for this historic site would be a blend of “Invention within a Style” and “Abstract Reference.” New construction on the property should neither replicate the architectural style of the historic house or outbuildings (Literal Replication) nor directly oppose the historic setting (Intentional Opposition). New buildings should be appropriate with the character defining agricultural and rural setting while remaining distinct but compatible with the Federal-styled, masonry, Montevideo, and the nearby Overseer’s House listed in the *Locational Atlas and Index of Historic Sites*.

The applicant proposed three different but similar options for the new house. All three options consist of a wood-frame, side-gable dwelling adorned with a wraparound porch supported by columns or posts. The buildings range from one to and one-and-a-half stories and include Colonial Revival details (*Figure 5*). Staff finds that the low-scale and massing of all three options would allow the new house to blend with the landscape and be subservient to the historic house. In addition, the wood-frame construction and the wraparound porches differentiates the house from the historic masonry homes. The success of the project will be contingent on the design of the architectural details and the use of materials compatible with the historic setting. Staff suggests the use of natural materials for this site in lieu of substitute materials.

Of the three options, staff recommends the applicant continue to study design scenarios based on Option #3 due to its form, scale, massing, and visible details (*Figure 5*). The porch, pitch of the roofs, and central dormer on Option #3 are appropriately scaled when compared to the other alternatives. Option #3’s wraparound porch reminds staff of Richland Farm, a two-story house in Howard County, Maryland, albeit at a smaller scale (*Figure 6*).

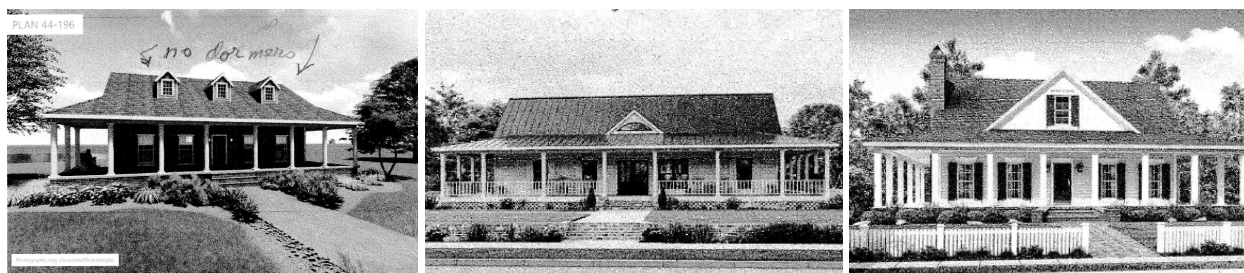


Figure 5: Applicant’s three preliminary design concepts: Option #1 (left), Option #2 (middle), and Option #3 (right).

Source: Applicant.

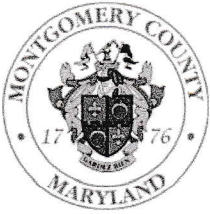


Figure 6: Richland Farm, Howard County, Maryland, 2014. Added to the National Register in 2008.
Source: Howard County History.

As a condition of approval for the forthcoming HAWP, staff recommends that the applicant complete a Phase I archaeological investigation that combines background research and fieldwork to identify any resources/artifacts within the limits of disturbance for the new construction and the septic sandmounds. Phase I fieldwork could consist of several investigatory methods including pedestrian survey, shovel test pits, and other testing as appropriate. Staff would coordinate with the applicant and their consultant, and approve the scope of work to ensure compliance with professional standards. The applicant could complete the Phase I report before or after the approval of the HAWP, but staff's approval of building permits would be contingent on its completion.

STAFF RECOMMENDATION

Staff recommends that the applicant follow any recommendations provided by the Historic Preservation Commission (HPC) and return for a second preliminary consultation.



#1042853

FOR STAFF ONLY:
HAWP# 1042853
DATE ASSIGNED _____

APPLICATION FOR
HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Knight A. Kiplinger
Address: 16801 River Rd.
Daytime Phone: 202-365-5938

E-mail: kkiplinger@outlookholdings.net
City: Poolesville Zip: 20837
Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: _____
Address: _____
Daytime Phone: _____

E-mail: _____
City: _____ Zip: _____
Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property Master Plan #17-58

Is the Property Located within an Historic District? Yes/District Name Seneca
No/Individual Site Name Montevideo

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: _____ Street: 14500 Montevideo Rd.
Town/City: Poolesville Nearest Cross Street: River Road
Lot: 1 Block: _____ Subdivision: 001 Parcel: N 972

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> Other: _____ |

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Knight A. Kiplinger Sept. 1, 2023
Signature of owner or authorized agent Date

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Permit is required for construction of a new home on an approved "child lot" within the "environmental setting boundary" of Master Plan Site #17-58, Montevideo.

Neither the historic home nor the new home (both owned by the applicant) will be visible from the other, across a distance of approximately a quarter-mile, with the new home being at a lower elevation (about 37') from the historic home, with many trees in the sight line between.

The two homes will have separate entrances from each other--the original historic home having a long driveway off River Road, the new home having a driveway off Montevideo Road.

The original Montevideo structure (c. 1830) is a uniquely formal Federal home for rural western Montgomery County. The new home will not echo that design, but will be a "vernacular Maryland farmhouse"--a one-or 1.5 story home with deep porches on all sides, typical of many rural homes in the region from the middle 18th-century through to today. It will be scaled to be unobtrusive and appropriate to the historic setting and the .7-acre approved child lot. While the child lot is approved for a 5-BR home, the new home will be smaller--3BR in square footage not likely to exceed 2,800 s.f.

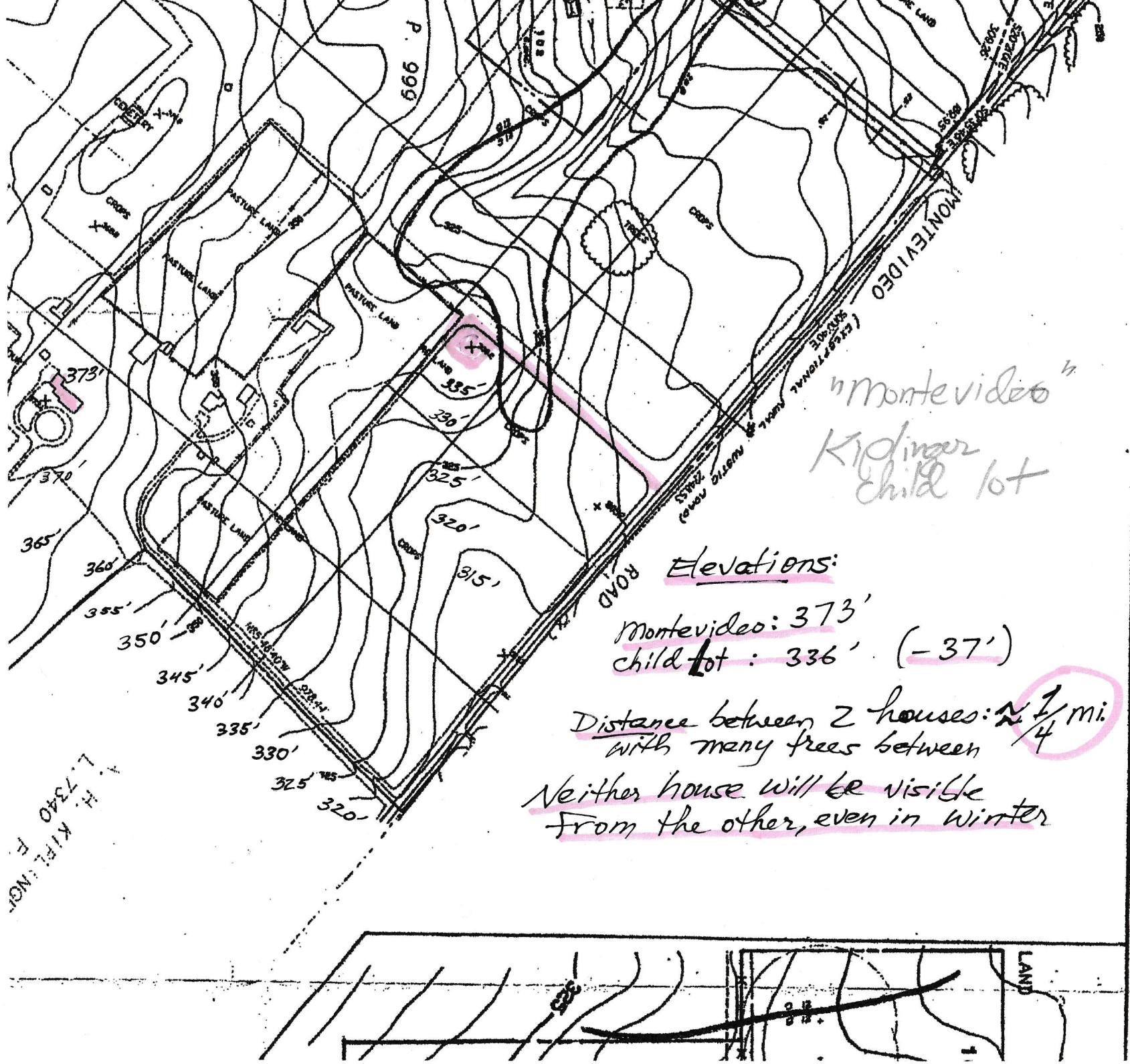
Description of Work Proposed: Please give an overview of the work to be undertaken:

(See above.) A new 3BR home, designed in a typical Maryland vernacular farmhouse style, on a .7-acre child lot in the Montgomery County Ag Reserve. Home will be served by a new well and sand-mound septic system constructed by easement on the owner's adjacent land. (See Record Plate No. 23859, recorded 6/26/08.)

The new house will be wood-framed, with siding appropriate to its style, either clapboard or vertical board-and-batten. Roofing will be appropriate to the design, whether shingles, shakes or standing-seam metal.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address 16801 River Road Poolesville, MD 20837	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
Donald Schaeffer 14015 Montevideo Rd. Poolesville, MD 20837	



"Montevideo"
Krieger
Child lot

Elevations:

Montevideo: 373'
child lot: 336' (-37')

Distance between 2 houses: $\approx \frac{1}{4}$ mi.
with many trees between

Neither house will be visible
from the other, even in winter

L. H. KRIEGER
L. 7340 F.

SURVEYOR'S CERTIFICATION

PLAT NO. 23859

I hereby certify that the plat shown hereon is correct; that it is a subdivision of part of the land described in a deed from Austin H. Kiplinger and Mary Louise Kiplinger, to Austin H. Kiplinger and Mary Louise Kiplinger, his wife dated April 21, 1981 and recorded in Liber 5716 at Folio 806 among the land records of Montgomery County, Maryland. I further certify that, once engaged as described in the owner's certification hereon, all monuments and all property markers and other boundary markers will be set as delineated hereon in accordance with the provisions of Section 50-24(e) of Montgomery County Code.

The total area included on this plat is 1.0316 acres of land of which 1375 square feet is dedicated to the public use.

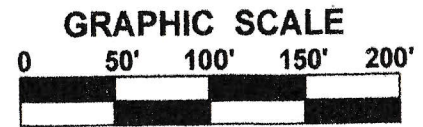
4/29/08
DATE

Thomas A. Maddox
THOMAS A. MADDOX - Registered
Professional Land Surveyor MD #10850

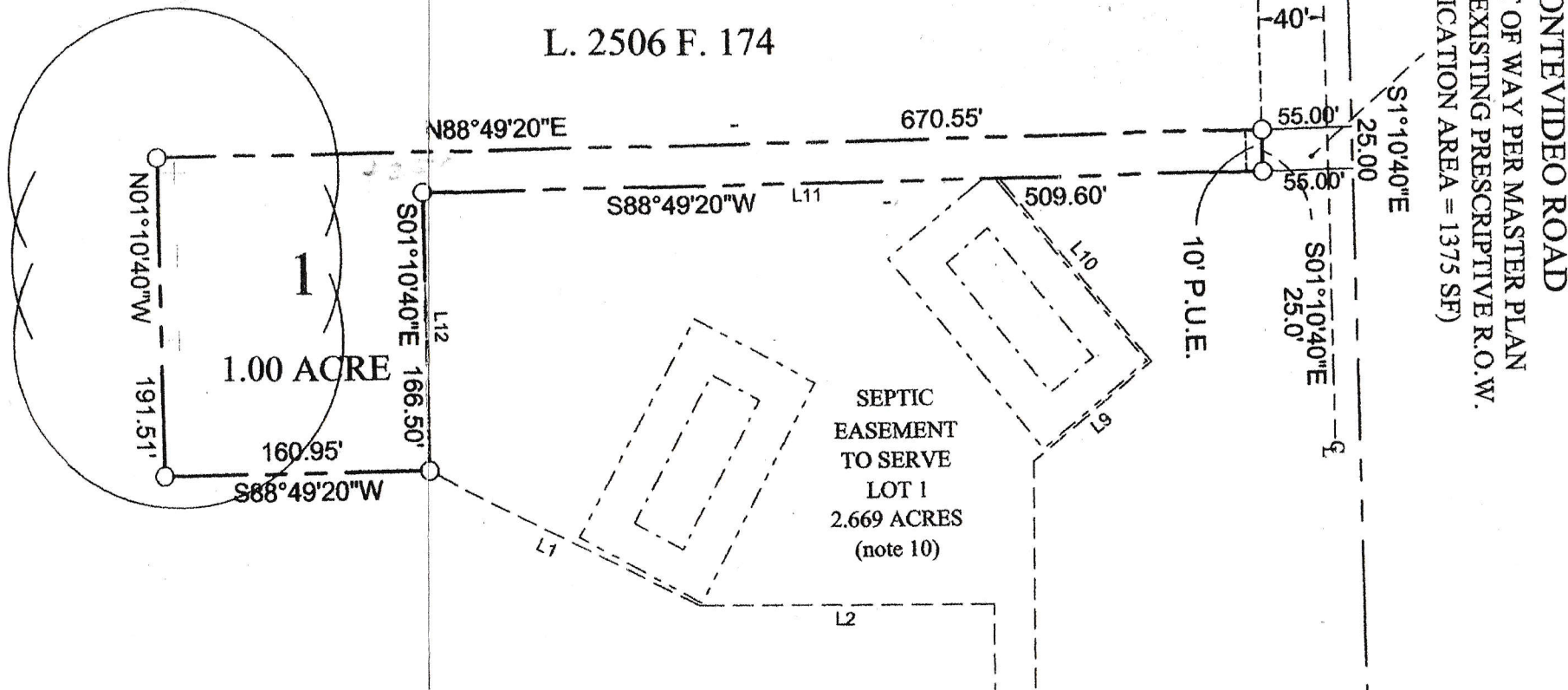


A.H. & M.L. KIPLINGER

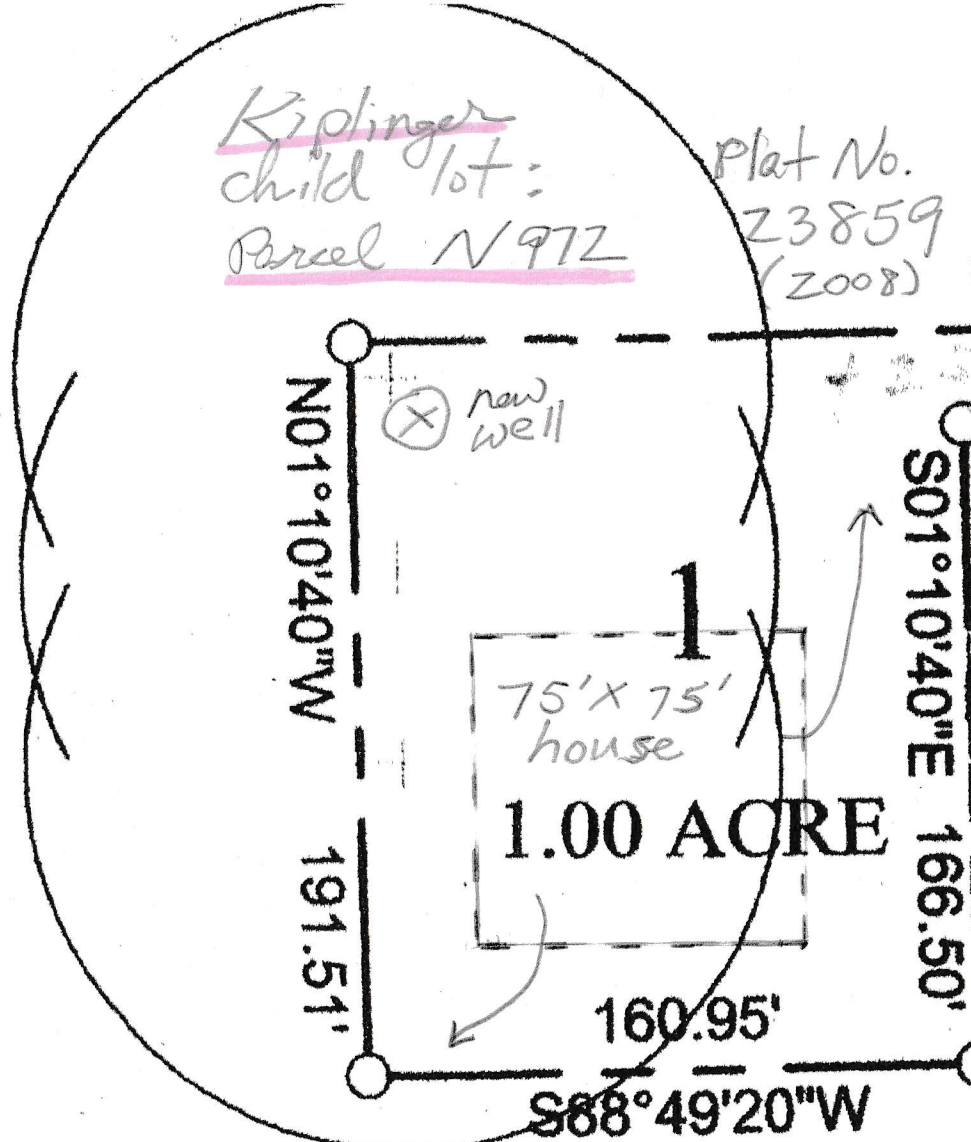
L. 2506 F. 174



PARTNERSHIP



L. 2506 F. 174

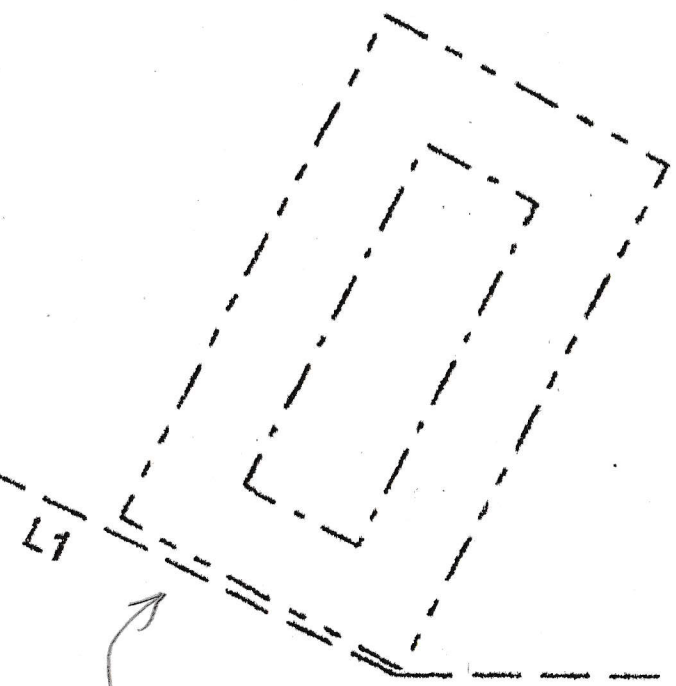


N88°49'20"E



S88°49'20"W L1'


L12



one of
3 sand mound
septic fields

Entire child lot: P. N972
1 A., including driveway
house site: .71 A.
Footprint of new house: 75' x 75'

COST TO BUILD



Reports Only \$4.99
with code CTB2023
limit one per order

1-800-913-2350



at Montevideo:

REGISTER LOGIN SAVED CART

#1 Candidate plan
Kiplinger child lot
1,716 sq ft
60' x 67'
(one story,
no dormer windows)

PLAN 44-196



Photographs may show modified designs.

GET PERSONALIZED HELP

Home > Style > Country

KEY SPECS

- 1716 sq ft
- 3 Beds
- 2 Baths
- 1 Floors
- 0 Garages

Select Plan Set Options

PDF Set - \$980.00

Select Foundation Options

Floating Slab - +\$0.00

Select Framing Options

Wood 2x6 - +\$0.00

Optional Add-Ons

SUBTOTAL

\$980.00

Best Price Guaranteed

Starting at \$89/mo with **affirm**. Prequalify now

GET 10% OFF



AMERICA'S BEST
HOUSE PLANS

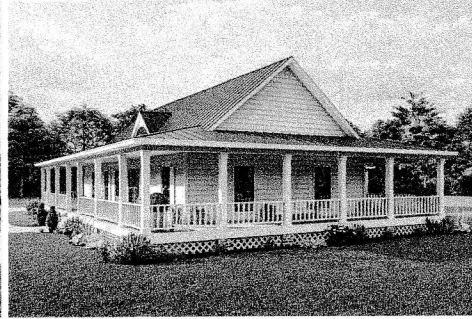
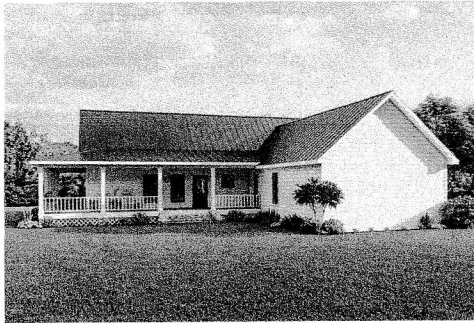
Candidate Plan #2 Kiplinger child lot

1,768 sq

73' x 73'

COUNTRY HOUSE PLAN 9279-00001

SQ FT	BEDS	BATHS	1/2 BATHS	STORIES	CARS	WIDTH	DEPTH
1,768	3	2	0	1	2	73' 0"	73' 0"





AMERICA'S BEST HOUSE PLANS

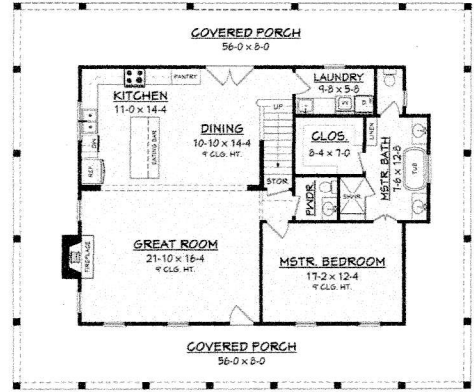
Kiplinger child lot Candidate plan #3

1 1/2 stories, 2,084 sq ft

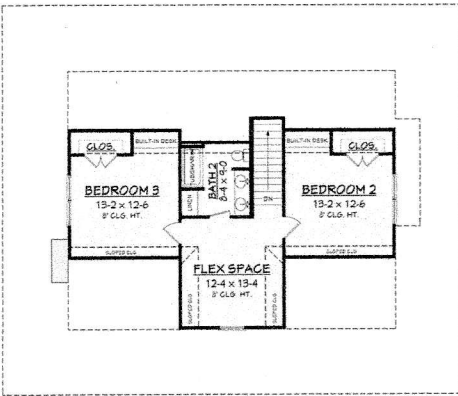
56' x 46'

FARMHOUSE HOUSE PLAN 041-00154

SQ FT	BEDS	BATHS	1/2 BATHS	STORIES	CARS	WIDTH	DEPTH
2,084	3	2	1	2	0	56' 0"	48' 0"



46'



2nd story w/ 2 BRs (1/2 story)

56'

Exterior

Floor Plans



Images copyrighted by the designer. Photographs may reflect a homeowner modification.

Related Plans



3 BEDS, 3 BATHS
2369 SQ FT
1637-00154



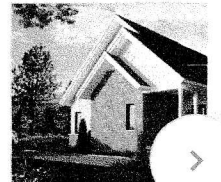
3 BEDS, 3 BATHS
1888 SQ FT
6422-00080



3 BEDS, 3 BATHS
2124 SQ FT
2559-00949



3 BEDS, 3 BATHS
1840 SQ FT
940-00341



3 BEDS, 3 BATHS
1876 SQ FT
034-01289